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Title register for:

42 Lime Grove, London, W12 8EA (Freehold)

Title number: NGL417228

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Register summary

Title number NGL417228

Registered owners Notting Hill Home Ownership Limited

Bruce Kenrick House, 2 Killick Street, London N1 9FL

Last sold for No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number **Entry date**

1 1904-12-27 HAMMERSMITH AND FULHAM

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being Parking Space K, Flats 1 to 11 (inclusive) 42 Lime Grove and 1 to 59 (odd) Scott's Road, London.

2		The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
3	2011-08-25	A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
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1		PROPRIETOR: NOTTING HILL HOME OWNERSHIP LIMITED (Industrial and Provident Society No. IP23066R) of Bruce Kenrick House, 2 Killick Street, London N1 9FL.
2	1982-03-05	RESTRICTION: Except under an order of the registrar no charge by the proprietor of the land is to be registered unless a certificate signed by the secretary or solicitor thereto has been furnished that such charge does not contravene any of the provisions of the rules of the said proprietor.
3	2006-10-19	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge of the land being 1-59 Scotts Road dated 6 October 2006 in favour of Prudential Trustee Company Limited

referred to in the Charges Register or, if appropriate, signed on such proprietor's behalf by its secretary or conveyancer or other authorised signatory.

4	2009-08-06	RESTRICTION: No disposition of Flats 1-11 at 42 Lime Grove by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 21 July 2009 in favour of M&G Trustee Company Limited referred to in the Charges Register or their conveyancer.
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C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date
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1	By a Conveyance of the land in this title and other land dated 30 November 1904 made between (1) Richard Durnford (2) Thomas Chamberlen and others and (3) The Council of The Metropolitan Borough of Hammersmith the land was conveyed subject to the exceptions and reservations of rights of light and air contained in a Conveyance dated 8 November 1897 made between (1) Gordon Smith, the parties of the next three parts and (5) The Official Trustee of Charity Lands. No further particulars of the said Conveyance dated 8 November 1897 were supplied on first registration.
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2	The land is subject to the following rights reserved by a Transfer of the land in this title dated 18 February 1982 made between (1) The Mayor and Burgesses of Hammersmith and Fulham and (2)
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Addison Housing Association Limited:-

"There is reserved in favour of the owners and occupiers for the time being of every part of the land shown hatched blue on the annexed plan a right of way over the part of the property coloured red on the plan subject to contribution of a fair proportion according to user of the cost of making repairing and maintaining such way"

NOTE: The land coloured red referred to has been tinted blue on the filed plan. The land hatched blue referred adjoins the western boundary of the land in this title.

3 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of passage and running of water, soil, gas and electricity, support, shelter and protection, entry, user of common parts and other rights as are granted by those leases.

4 Unless otherwise stated each of the leases referred to in the schedule hereto contains an option to purchase either a portioned percentage or a lease at a rent of £30.

5 Pursuant to the provisions of a Transfer of the land edged and numbered NGL418315 in green on the filed plan dated 11 December 1986 made between (1) Addison Housing Association Limited and (2) Notting Hill Housing Trust the extent of the land coloured red referred to in the transfer above 18 February 1982 above is now hatched blue on the filed plan.

NOTE: Original filed under NGL418315.

6 2006-10-19 REGISTERED CHARGE of the land being 1-59 Scotts Road dated 6 October 2006 affecting also

other titles.

NOTE 1: Charge reference NGL595322

NOTE 2: The land referred to is shown edged red on the plan to the charge.

7	2006-10-19	Proprietor: M&G TRUSTEE COMPANY LIMITED (Co. Regn. No. 1863305) of 10 Fenchurch Avenue, London EC3M 5AG and of trustees.admin@mandg.co.uk.
8	2006-10-19	The proprietor of the Charge dated 6 October 2006 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
9	2009-08-06	REGISTERED CHARGE of Flats 1-11 (inclusive) at 42 Lime Grove dated 21 July 2009 affecting also other titles. NOTE 1: Charge reference AGL56432. NOTE 2: See plan to the charge.
10	2009-08-06	Proprietor: M&G TRUSTEE COMPANY LIMITED (Co. Regn. No. 1863305) of 10 Fenchurch Avenue, London EC3M 5AG and of trustees.admin@mandg.co.uk.
11	2009-08-06	The proprietor of the Charge dated 21 July 2009 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
12	2013-03-01	By a Deed dated 6 February 2013 made between (1) Notting Hill Home Ownership Limited and (2)

Cecilia Anne Olga Wilhemina Maria Weston-Baker
the terms of the lease dated 31 January 2011 of 37
Scotts Road referred to in the schedule of leases
hereto were varied.

NOTE: Copy Deed filed under BGL79839.

13 Registration Date : 17.08.1984
 Plan Reference : 7 (part of) 89
 Property Description : ground floor flat 23 parking
 space 23 patio area
 Date of Lease : 30.07.1984
 Term : 99 years from 24.6.1984

 Lessee's Title : NGL499191

14 Registration Date : 18.09.1984
 Plan Reference : 4 (part of) 21
 Property Description : Second floor flat 29 Parking
 space 29
 Date of Lease : 31.08.1984
 Term : 99 years from 24.6.1984

 Lessee's Title : NGL506818

15 Registration Date : 03.10.1984
 Plan Reference : 12 (part of) 24
 Property Description : first floor flat 9 parking
 space 9
 Date of Lease : 05.09.1984
 Term : 9 years from 24.6.1984
 Lessee's Title : NGL508072

16 Registration Date : 04.10.1984
 Plan Reference : 7 (part of) 1
 Property Description : second floor flat 19 parking
 space 19
 Date of Lease : 12.09.1984
 Term : 99 years from 24.6.1984

Lessee's Title : NGL50817

17 Registration Date : 10.10.1984
 Plan Reference : 15 (part of) 31
 Property Description : ground floor flat 1 parking
 space A
 Date of Lease : 31.07.1984
 Term : 99 years from 24.6.1984

Lessee's Title : NGL508667

18 Registration Date : 10.10.1984
 Plan Reference : 15 (part of) 36
 Property Description : third floor flat 11 Parking
 space L
 Date of Lease : 31.07.1984
 Term : 99 years from 24.6.1984

Lessee's Title : NGL508672

19 Registration Date : 10.10.1984
 Plan Reference : 7 (part of) 56 57
 Property Description : ground floor flat 13 parking
 space 13 patio area
 Date of Lease : 31.07.1984
 Term : 99 years from 24.6.1984

Lessee's Title : NGL508673

20 Registration Date : 10.10.1984
 Plan Reference : 7 (part of) 29
 Property Description : first floor flat 21 parking
 space 21
 Date of Lease : 31.07.1984
 Term : 99 years from 24.6.1984

Lessee's Title : NGL508675

21 Registration Date : 10.10.1984

Plan Reference : 25 (part of) 38
Property Description : first floor flat 39 parking
space 39
Date of Lease : 07.08.1984
Term : 99 years from 24.6.1984

Lessee's Title : NGL508676

22 Registration Date : 10.10.1984
Plan Reference : 25 (part of) 39
Property Description : second floor flat 41 parking
space 41
Date of Lease : 07.08.1984
Term : 99 years from 24.6.1984

Lessee's Title : NGL508677

23 Registration Date : 23.10.1984
Plan Reference : 1 (part of) 45 46
Property Description : ground floor flat 49 Patio
area
Date of Lease : 25.09.1984
Term : 99 years from 24.6.1984

Lessee's Title : NGL509700

24 Registration Date : 14.01.1985
Plan Reference : 4 (part of) 52
Property Description : first floor flat 33 parking
space 33
Date of Lease : 27.09.1984
Term : 99 years from 24.6.1984

Lessee's Title : NGL516003

25 Registration Date : 18.06.1987
Plan Reference : 15 (part of) 17
Property Description : first floor flat 5 parking
space E
Date of Lease : 01.04.1989

Term : 99 years from 1.4.1989
Lessee's Title : NGL592863
NOTE: The Lease dated 1.4.1989 referred to above does not contain the option referred to in the Charges Register

26 Registration Date : 16.10.1996
Plan Reference : 7 (part of): 37
Property Description : 15 Scotts Road, (first floor flat): parking space 15
Date of Lease : 26.09.1996
Term : 99 years from 24.6.1996

Lessee's Title : BGL18291
NOTE: The Lease dated 26 September 1996 referred to above does not contain the option referred to in the Charges Register

27 Registration Date : 09.02.2001
Plan Reference : 1 (part of) 48
Property Description : Second Floor Flat 55 and Parking Space 55
Date of Lease : 16.01.2001
Term : 99 years from 16.1.2001
Lessee's Title : BGL36870
NOTE: The lease dated 16.1.2001 referred to above does not contain the option referred to in the Charges Register

28 Registration Date : 06.12.2005
Plan Reference : 4 (part of); 5 and 6
Property Description : Ground floor flat 25, parking space 25 and patio area
Date of Lease : 10.11.2005
Term : 189 years from 24.08.1988
Lessee's Title : BGL55970

NOTE: The Lease dated 24 August 1988 referred to in the above lease does not contain the option referred to in the Charges Register

29 Registration Date : 21.11.2006
 Plan Reference : 4 (part of); 43
 Property Description : Second Floor Flat, 31 Scotts Road and parking space 31
 Date of Lease : 10.10.2006
 Term : 189 years from 24.06.1984

Lessee's Title : BGL60492
NOTE: The lease dated 10.10.2006 referred to above does not contain the option referred to in the Charges Register

30 Registration Date : 21.08.2008
 Plan Reference : 15 (part of) and 35

 Property Description : Second floor flat 10 and parking space
 Date of Lease : 15.08.2008
 Term : 189 years from 27.2.1989

Lessee's Title : BGL68892
NOTE: The Lease dated 15 August 2008 referred to above does not contain the option referred to in the charges register.

31 Registration Date : 14.07.2009
 Plan Reference : 15 (part of) 16
 Property Description : First floor flat 7 parking space 7
 Date of Lease : 07.07.2009
 Term : 189 years from 29/4/1987

 Lessee's Title : BGL72112
NOTE: this lease does not contain an option as

referred to in the Charges Register

32 Registration Date : 24.03.2010
 Plan Reference : 15 (part of) ; 32
 Property Description : Flat 6 (first floor flat) and
 parking space F
 Date of Lease : 17.03.2010
 Term : 189 years from 24/6/1984

 Lessee's Title : BGL74794
 NOTE: The lease does not contain the option
 referred to in the Charges Register

33 Registration Date : 22.06.2010
 Plan Reference : 15 (part of) 30
 Property Description : Ground Floor Flat 1: Parking
 Space A
 Date of Lease : 09.06.2010
 Term : 189 years from 30.3.2001

 Lessee's Title : BGL75835
 NOTE: The lease does not contain the option
 referred to in the Charges Register

34 Registration Date : 26.08.2010
 Property Description : 5 Scotts Road

 Date of Lease : 24.08.2010
 Term : 189 years from 30/1/1987

 Lessee's Title : BGL76721

35 Registration Date : 08.09.2010
 Plan Reference : 12 (part of): 33
 Property Description : Flat 7 (second floor) and
 parking space 7
 Date of Lease : 20.08.2010
 Term : 189 years from 24.06.1984

 Lessee's Title : BGL76858

36 Registration Date : 01.02.2011
 Plan Reference : 15 (part of): 53
 Property Description : Flat 4 (Ground Floor) and
 parking space D
 Date of Lease : 03.09.1986
 Term : 189 years from 3.9.1986
 Lessee's Title : BGL79486
 NOTE: The lease does not contain the option
 referred to in the Charges Register.

37 Registration Date : 17.03.2011
 Plan Reference : 25 (part of) 26 27
 Property Description : Flat 37 (Ground Floor Flat),
 parking space 37,
 patio area
 Date of Lease : 31.01.2011
 Term : 189 years from 31.12.1986
 Lessee's Title : BGL79839
 NOTE: See entry in the Charges Register relating to
 a Deed of variation dated 6 February 2013.

38 Registration Date : 06.09.2011
 Plan Reference : 12 (part of) and 47
 Property Description : 3 Scotts Road (first floor
 flat) and parking
 space P3
 Date of Lease : 02.09.2011
 Term : 189 years from 25/02/1998
 Lessee's Title : BGL84414
 NOTE: The lease dated 2 September 2011 referred
 to above does not contain the option referred to in
 the Charges Register.

39 Registration Date : 06.08.2012
 Plan Reference : 25 (part of) and 40

Property Description : 45 Scotts Road (First Floor Flat) and Parking Space 45
Date of Lease : 22.06.2012
Term : 189 years from 24.6.1984

Lessee's Title : BGL91376
NOTE: The lease does not contain the option referred to in the Charges Register.

40 Registration Date : 06.12.2012
Plan Reference : 25 (part of) 54 : 55

Property Description : Flat 47 (Ground Floor Flat)
parking space 47,
patio area
Date of Lease : 14.11.2012
Term : 189 years from 24.6.1984

Lessee's Title : BGL93938
NOTE: The lease dated 14 November 2012 referred to above does not contain the option referred to in the Charges Register

41 Registration Date : 18.06.2013
Plan Reference : 1 (part of) 41 : 42
Property Description : Flat 59 (ground floor flat)
parking space 59 and
patio area
Date of Lease : 29.04.2013
Term : 189 years from 24/6/1984

Lessee's Title : BGL97658

42 Registration Date : 23.04.2013
Plan Reference : 1 (part of); 3
Property Description : Flat 51 (first floor flat);
parking space 51
Date of Lease : 27.02.2013
Term : 189 years from 24/6/1984

Lessee's Title : BGL96565

43 Registration Date : 13.11.2013
 Plan Reference : 25 (part of) 49
 Property Description : Flat 43 (second floor flat)
 and parking space 43
 Date of Lease : 15.10.2013
 Term : 189 years from 15.10.2013

Lessee's Title : BGL100861

44 Registration Date : 07.08.2014
 Plan Reference : 15 (part of) 34
 Property Description : Flat 9 (second floor flat)
 and parking space J
 Date of Lease : 23.07.2014
 Term : 189 years from 8.8.2008

Lessee's Title : BGL106993

NOTE: The lease does not contain the option referred to in the Charges Register.

45 Registration Date : 09.09.2014
 Plan Reference : 7 (part of): 11
 Property Description : Second Floor Flat 17:
 parking space 17
 Date of Lease : 28.08.2014
 Term : 189 years from 28 November 1997

Lessee's Title : BGL107769

NOTE: The lease dated 28 August 2014 referred to above does not contain the option referred to in the Charges Register

46 Registration Date : 23.01.2015
 Plan Reference : 15 (part of) 44
 Property Description : Flat 2 (ground floor):
 parking space
 Date of Lease : 16.01.2015

Term : 189 years from 25.09.1986

Lessee's Title : BGL111213

NOTE: The lease dated 16 January 2015 referred to above does not contain the option referred to in the Charges Register

47

Registration Date : 09.05.2017

Plan Reference : 1 (part of) : 50

Property Description : 57 Scotts Road (first floor flat) and parking space

Date of Lease : 12.01.2017

Term : 189 years from 19.1.2001

Lessee's Title : BGL130856

NOTE: The lease dated 12 January 2017 referred to above does not contain the option referred to in the Charges Register

48

Registration Date : 26.03.2018

Plan Reference : 4 (part of) : 19:18

Property Description : Ground Floor Flat 35 : patio : parking space

Date of Lease : 12.03.2018

Term : 189 years from 19/12/1997

Lessee's Title : BGL140109

49

Registration Date : 28.05.2019

Plan Reference : 15 (part of) and 51

Property Description : Flat 8, 42 Lime Grove (First Floor Flat) and parking space

Date of Lease : 22.05.2019

Term : 189 years from 1 April 1987

Lessee's Title : BGL149660

NOTE: The lease dated 22 May 2019 referred to above does not contain the option referred to in the Charges Register.

50	Registration Date : 21.09.2020 Plan Reference : 25 (part of) : 38 Property Description : 39 Scott's Road (First Floor): Parking Space 39 Date of Lease : 02.09.2020 Term : 189 years from 12 April 2007
	Lessee's Title : BGL158484 NOTE: The lease dated 2 September 2020 referred to above does not contain the option referred to in the Charges Register
51	Registration Date : 08.11.2021 Plan Reference : 4 (Part of) : 2 Property Description : 27 Scotts Road (First Floor Flat) and Parking Space Date of Lease : 30.09.2021 Term : 99 years from 30 September 2021
	Lessee's Title : BGL166356
52	Registration Date : 10.01.2022 Plan Reference : 12 (part of) :13 :14 Property Description : ground floor flat 11, parking space 13 and patio garden Date of Lease : 02.04.2019 Term : 99 years from 2 April 2019
	Lessee's Title : BGL167381
53	Registration Date : 18.05.2023 Plan Reference : 1 (Part of) : 2 Property Description : 53 Scott's Road (Second floor flat) and Parking Space Date of Lease : 06.04.2023 Term : 189 years from 24 June 1984

Lessee's Title : BGL176686

54

Registration Date : 15.08.2023

Plan Reference : 12 (Part of), 22 and 23

Property Description : 1 Scott's Road (Ground floor flat) : Parking

Space and Patio Area

Date of Lease : 28.07.2023

Term : 189 years from 25 July 2005

Lessee's Title : BGL178486